

DOCKET

8/4/2016

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Sonny West Conference Center
Howard Office Building, 700 2nd Avenue South**

**MS. CYNTHIA CHAPPELL
MR. DAVID EWING, Chair
MR. DAVID HARPER
MS. CHRISTINA KARPYNEC
MR. RICHARD KING
MS. ALMA SANFORD
MR. DAVID TAYLOR, Vice-Chair**

CASE 2016-073 (Council District -20)

L & S Development, appellant and owner of the property located at **5615 Tennessee Avenue**, requesting variance from side setback requirements in the R6 District, for three single family residences. Referred to the Board under Section 17.12.020(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 091-60 Parcel(s) 385

CASE 2016-071 (Council District - 11)

Sharon Curran, appellant and owner of the property located at **150 Park Circle**, requesting a variance from side setback requirements in the RS7.5 District. Appellant seeks a 4' variance to keep already constructed carport. Referred to the Board under Section 17.20.030(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Carport

Map 53-11 Parcel(s) 09

RESULT

CASE 2016-080 (Council District - 17)

New Life Church, appellant and ACI Supply, owner of the property located at **1003 1st Avenue South**, requesting variances from parking requirements, front and side parking lot perimeter landscaping, and the 20' queuing requirements in the CS District, to renovate a fire damaged room and construct a new 800 square foot addition. Referred to the Board under Section 17.20.030, 17.24.150 (A&B), and 17.20.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Religious Institution

Map 93-15 Parcel(s) 349

RESULT

CASE 2016-082 (Council District - 7)

Brandon McDonald, appellant and Urban Dwell Homes, owner of the property located at **2315 Northview Avenue**, requesting a variance from side setback requirements in the R6 District, to construct a new duplex. Referred to the Board under Section 17.12.030(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 72-10 Parcel(s) 4002-CO

RESULT

CASE 2016-083 (Council District -19)

Will Radford, appellant and owner of the property located at **0 Delta Avenue**, requesting a variance from side setback requirements in the R6 District, to construct a new single family residence. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 811-20 Parcel(s) 456

RESULT

CASE 2016-084 (Council District - 05)

Jeff Kendig, appellant and owner of the property located at **1011 McClurkan Avenue**, filed an Item A appeal of the zoning staff's denial of the STRP permit renewal due to permit expiration. The appellant seeks permits for both units of the duplex. Referred to the Board under Section 17.40.080(A) & 6.28.030(Q). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 72-13 Parcel(s) 77

RESULT

CASE 2016-085 (Council District - 25)

John McConnell, appellant and owner of the property located at **3703 Woodmont Blvd.**, filed an Item A appeal of zoning staff's denial of the STRP permit renewal due to permit expiration. Appellant seeks permits for both units of the duplex. Referred to the Board under Section 17.40.080(A) and 6.28.030(Q). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 117-5 Parcel(s) 111

RESULT

Bill & Sue Munson, appellants and owners of the property located at **407 W. Trinity Lane**, requesting a variance from sidewalk requirements in the CL District, to construct a new day care center. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Daycare

Map 071-5 Parcel(s) 17

RESULT

CASE 2016-087 (Council District - 06)

Jahzeel Collado, appellant and owner of the property located at **1414 A Boscobel Street**, filed an Item A appeal of the zoning staff's denial of the STRP permit due to the restrictions against multiple short term rental permits on a single lot. Referred to the Board under Section 17.40.080(A), 6.28.30(Q). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 83-13-Q Parcel(s) 1-CO

RESULT

CASE 2016-089 (Council District - 16)

Wingate Church of Christ, appellant and owner of the property located at **99 Thompson Lane**, filed an Item A appeal of the zoning staff's denial of a digital sign permit, which is not allowed in R zoning districts. Appellant seeks to install digital sign on this R10 zoned property. Referred to the Board under Section 17.40.180(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Religious Institution

Map 119-10 Parcel(s) 225

RESULT

CASE 2016-090 (Council District - 26)

Ricardo Guajardo, appellant and owner of the property located at **3904 Valley Ridge Drive**, requesting a variance from maximum height restrictions in the RS10 District, to construct a 28X24 detached garage. Referred to the Board under Section 17.12.060(C)(2). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).
Use-Garage Map 133-11 Parcel(s) 59

RESULT

CASE 2016-091 (Council District - 33)

Steve Dearmon, appellant and Thornton Inc, owner of the property located at **13010 Old Hickory Blvd.**, requesting variance in height requirements, street setback, and side setback requirements in the IR District and Planned Unit Development, to construct a new sign. Referred to the Board under Section 17.32.130 (Note 3) & 17.32.050 (G)(2)(b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).
Use-Convenience Market & Truck Stop Map 183 Parcel(s) 8

RESULT

CASE 2016-092 (Council District - 30)

Justin Watson, appellant and International Swaminarayan Satsang Organization, owner of the property located at **355 Haywood Lane**, requesting a special exception in the RS40 District, to construct a new church. Referred to the Board under Section 17.16.170(E)(3)(sections a thru c). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).
Use-Religious Institution Map 14-12 Parcel(s) 43

RESULT

CASE 2016-093 (Council District - 19)

Victoria Parker, appellant and Joe Dixon, owner of the property located at 812 18th Avenue South, requesting a special exception from maximum height restrictions and a variance from setback requirements in the ORI-A District, to construct a new office building. Referred to the Board under Section 17.12.035(D)(1), 17.12.060(F)(1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B&C).

Use-Office Building

Map 92-16 Parcel(s) 358

RESULT

CASE 2016-094 (Council District - 02)

Bert Morton, appellant and Buena Vista Church of Christ, owner of the property located at 2520 Buena Vista Pike, requesting a special exception and a variance from street setback requirements and maximum height restrictions in the R8 District, to construct a new gymnasium. Referred to the Board under Section 17.16.170(E)(1), 17.12.020(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B&C).

Use-Religious Institution

Map 70-6 Parcel(s) 32

RESULT